

MEETING SUMMARY

DATE November 17, 2015
PLACE 50 W Gay St
TIME 3:08 pm – 4:43 pm

A CALL TO ORDER

Present: William Fergus, Matt Egner, Ryan Szymanski, Kim Way and Denis de Verteuil

Staff Present: Jackie Yeoman and Alexandria Voignier

B APPROVAL OF MINUTES

3:10 Meeting Summary – October 20, 2015

Motion: To approve

Motion By: Mr. Way / second by Mr. Egner

Result: Approval (4-0); Mr. de Verteuil abstained

C OLD BUSINESS – Applications for CERTIFICATE OF APPROVAL

3:11-3:17 15-10-004

Address:	401 W Town
Property Owner:	Brick Investment Corporation
Applicant:	Chris Sherman
To be reviewed:	Exterior construction and building alterations, Change of use

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - The applicant is proposing a change of use for 2720 sq. ft. of the space. The new use will be an extension of Strongwater and will be classified as an eating and drinking establishment. In addition to the change of use, the application includes new stairs and new windows on the west elevation.
 - In January 2014, the applicant received approval for a change of use for 933 sq. ft. of bar space and an associated parking reduction of 10 spaces.
 - The applicant is requesting a parking modification to reduce the required parking from 17 to 0 spaces.
 - In total, the Board will have granted a 27 space reduction for the space.
 - The applicant will be providing 3 bicycle parking spaces.

Discussion:

- Mr. Sherman explained that the original design for the interior space was placed on hold in order to do something bigger with the space. The new design has a bigger bar and two additional restrooms.
- Mr. Sherman clarified that there are existing glass windows behind the metal exterior covering.

Motion: To approve (with a parking modification from 17 to 0 spaces)

Motion By: Mr. de Verteuil / second by Mr. Egner

Result: Approved (5-0)

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:18-3:22 15-11-001

Address: 491 W Town Street
Property Owner: Sullivant Brothers, LLC
Applicant: Zachary Price
To be reviewed: Demolition

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - The applicant is proposing to demolish the structure and fill and seed the site until future development plans are announced.
 - A multi-family or mixed use project is being considered for the site; however, no plans are available for review at this time.
 - The property is not eligible for the Columbus or National Register of Historic Places.

Discussion:

- Mr. Price explained the building is in rough shape and has no interior walls. It cannot be insured in the current condition.
- Mr. Price also noted Triad Architects has about 20% of the design complete for redevelopment of the site. They are currently planning to develop the site with residential units and a small amount of commercial.
- Mr. Egner asked for clarification on the site plan. Mr. Price stated only the single-family home will be demolished.
- Mr. Way asked if the demolition will impact any of the existing trees; Mr. Price stated he did not believe so.

Motion: To approve

Motion By: Mr. Way / second by Mr. de Verteuil

Result: Approved (5-0)

3:23-3:57 15-11-002

Address: 421 W State
Property Owner: FDA Acquisition Corp 2011, LLC
Applicant: TRIAD Architects and Compton Construction
To be reviewed: Exterior construction and alterations

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - Columbus Idea Foundry currently uses the first floor of the building for manufacturing uses and has plans to expand to the second floor with a mix of uses in the near future.
 - The application includes replacement of existing windows, a new entrance and larger windows on State Street and a new clerestory on the second floor.

Discussion:

- Mr. Compton explained the design is intended to bring back the historical character of the building and will also add a clerestory, an additional entrance and elevator access.
- Mr. Egner asked if there would be wheel chair access at the front entry; Mr. Compton confirmed this is true.
- Mr. Way asked what was covering the window openings in the historic picture; Mr. Compton replied it is infill block and it remains there today.
- Mr. Way asked why only some of the windows were being replaced (with glass); Mr. Compton responded that much of the area is still used as a creative maker space and it would not have a visual appeal from the exterior.
- Mr. Bandar stated the studio spaces are well served by artificial light. Mr. Compton also noted that some of the lintels have collapsed and the infill block is serving a structural purpose.
- Mr. de Verteuil asked why the design did not include retail on the corner; Mr. Compton stated it is due to member access and space. Mr. Bandar stated the corner of the bldg. is in line with the loading dock and parking lot and not ideal for retail.

- Mr. Way asked if signage was being reviewed in the application; Mr. Compton clarified the graphics shown are only placeholders.
- Mr. de Verteuil asked for the glass garage door to be explained; Mr. Compton stated they are considering a roof deck that could be accessed from the new mezzanine and the garage door would provide access.
- Mr. Miller stated the garage door cannot be seen from the street, but will be seen from taller buildings.
- Mr. Way asked again why the applicant did not want to replace all the windows with glass; Mr. Bandar stated that they may provide a type of illuminated opening in the future in the other windows but there are budget constraints at this time.
- Mr. Way asked if the new clerestory will be projected out and taller than the existing; Mr. Compton responded yes.

Conceptual Discussion regarding future parking modification request:

- Mr. Compton stated there are currently 26 parking spots on the site.
- Mr. Bandar stated they do not have a parking issue at this time.
- Mr. de Verteuil asked if there will be event space on the second floor; Mr. Bandar stated the second floor will be partial event space.
- Mr. Bandar stated that CIF hosted 500 guests for the Alternative Fashion Mob and they did not have a parking issue. He also stated they have had discussions with COSI, but COSI recently changed their parking policy.
- Mr. Way stated there is some concern over granting a large parking modification; Mr. Compton asked how they should approach the parking requirement; Mr. Way stated a shared parking arrangement.
- Mr. Szymanski stated it will be important to understand the programming of the space.

Motion: To approve

Motion By: Mr. Egner / second by Mr. Szymanski

Result: Approved (5-0)

3:58-4:42 **15-11-003**

Address: 250, 254, and 258 S Grubb
 Property Owner: Dr. Robert Falcone
 Applicant: Michael T. Shannon
 To be reviewed: Change of use, exterior construction

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The applicant is proposing to renovate the existing industrial building located at 254 S Grubb into a live/work unit; including a private art gallery, living space, studio, workroom and a two-car garage.
 - The proposed live/work unit is a permitted use within the Dodge Park sub-district.
 - The applicant is requesting a modification to the following development standards: maximum front and side yard setbacks, minimum building frontage, building frontage on a public street.
 - Staff recommends the courtyard fence height to be lowered and additional visibility provided into the courtyard in order to match the scale of the site, enhance the pedestrian experience and discourage crime through maximum visibility and natural surveillance of the site.

Discussion:

- Mr. Egner asked if any buildings are being demolished; Mrs. Yeoman clarified no buildings will be demolished.
- Mr. Shannon provided an overview of the project. He stated the desire of Dr. Falcone is to maintain the industrial character of the building and use it as his home. He also explained that Dr. Falcone envisions the courtyard as an extension of his residence and he will occupy it on a frequent basis.
- Mr. Watson described the vision for the design. He stated Dr. Falcone wanted to keep the interior concrete block wall for his personal art gallery and that led to the exterior wrapped in 2" insulation. He explained the addition will be a two-car garage, an additional studio and a roof top deck. Dr. Falcone wanted to create an indoor and outdoor gallery, and he is extremely concerned with the value of his artwork in the space. The design allows a seamless transition between the exterior garage façade and the security fence around the courtyard. Mr. Watson showed the Board samples of the exterior materials.

- Mr. Watson described the interior of the courtyard as a Zen garden. In front of the courtyard, the Grubb Street façade will have crimson plumb trees and the fence will have an opening on axis with the primary sculpture.
- Mr. Way asked about the gate material; Mr. Watson stated it will be iron.
- Mrs. Yeoman asked if there will be a doorbell at the gate; Mr. Watson stated the gate will have a buzzer.
- Mr. Szymanski stated he thinks it is strange the north lot is left empty; Mrs. Yeoman described staff concerns about the proposed parking lot presented to staff prior to Board review and that the applicant had decided to remove based on staff concerns.
- Mr. Way asked if the north lot would always be a parking lot; Mr. Shannon stated Dr. Falcone had not indicated either way.
- Mr. Szymanski stated he is supportive of the design if landscaping is provided in front of the north lot and that he preferred for the existing curb cut on Grubb Street to be removed as it will be a pedestrian entrance.
- Mr. Egner said he believes the home needs a front door on Grubb Street. He pondered if the outdoor space is a “room” or a courtyard surrounded by a fence. Mr. Way stated he felt the gate is the front door.
- Mr. Way stated he views it as a courtyard and the fence height should be lowered. He stated there is a human scale that should be considered; Mr. Shannon responded that Dr. Falcone is adamant about the 8’ height and that he interprets it as a room. Mr. Shannon also stated there is an existing 8’ chain link fence on the property.
- Mr. Shannon stated that the development will validate the plans for East Franklinton; as the design matches the vision of the EFCCD Plan. He also stated he did not believe it would set precedent as it is a unique situation.
- The Board discussed the fence material and Mr. Watson stated it is typically used as a screen not a fence.
- Mr. Egner stated he did not believe approving an 8’ fence was a good path for the Board to take; Mr. Fergus stated the Board believes to approve the fence would create a precedent issue.
- Mrs. Yeoman noted staff does not support the height based on plan recommendations, including the pedestrian experience; Mr. Watson replied that is why the fence is set back 5 feet.
- Mr. Way asked what is the deal breaker between 6’ and 8’; Mr. Watson stated the other interior room has a ceiling height of 8’.
- Mr. de Verteuil noted the opacity of the fence allowed him to be more supportive of the height; Mr. Watson also noted the gate and opening in the fence account for 1/3 of the width. Mr. Way noted it is not about opacity, but the mass – at 8’ it becomes more like a wall.
- Mr. de Verteuil stated that next to the massing of the industrial building and being setback, it appears more appropriate.
- The Board had further discussion about the type of appropriate screening for the north lot and the idea of the courtyard as a room. Mr. Egner explained he felt it would appear more as a room if it felt like a front door instead of a gate.
- Mr. Way suggested the fence height line up with the existing window opening on Grubb Street; Mr. Egner noted that is how the rendering is shown. There was additional discussion about if the height should be 6’-8” or 7’-4” to provide a clear line between existing and new.
- Mr. Watson explained the window will be replaced, but the window opening will remain.
- Mr. Way stated the fence height needs to relate to the architecture of the existing building.
- There was a discussion about if it would be appropriate for the fence to line up with the top of the concrete lintel or the top of the window opening.
- Mr. de Verteuil stated he agrees with the design concept of the outdoor room and height of the fence.
- Mr. Fergus stated for the record his sole concern is setting precedent, but that he does not have a big concern about it based on the conversation.

Motion: To approve with the following conditions:

1. Board review and approval of courtyard fence height
2. Board review and approval of landscaping and screening for the north parcel
3. Board review and approval of a detail for the courtyard gate and opening

Motion By: Mr. Egner / second by Mr. de Verteuil

Result: Approved (4-0); Mr. Szymanski was absent

E STAFF ISSUED CERTIFICATES OF APPROVAL

F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

1. 566 W Rich | Application #15-10-001
Council Variance| Reviewed 10/20/2015 | Issued 10/21/2015 (Recommendation)
2. 566 W Rich | Application #15-10-001
Parking Modification| Reviewed 10/20/2015 | Issued 10/21/2015
3. 532 and 536 W State | Application #15-10-002
Demolition| Reviewed 10/20/2015 | Issued 10/21/2015
4. 577 W Town | Application #15-09-003
Demolition| Reviewed 09/15/2015 | Issued 10/27/2015

G OTHER BUSINESS

1. Summary of CAMP training – Bill Fergus
 - Postponed to the next regular meeting

H NEXT MEETING

Tuesday – December 15, 2015 at 50 W Gay St at 3:00 pm.